

# City of Dallas

*1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201*



## COUNCIL AGENDA

**December 8, 2021  
9:00 AM**

(For General Information and Rules of Courtesy, Please See Opposite Side.)  
(La Información General Y Reglas De Cortesía Que Deben Observarse  
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

## **General Information**

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## **Rules of Courtesy**

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to

## **Información General**

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## **Reglas de Cortesía**

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasara o interrumpirá los procedimientos, o se negara a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del

act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

## **Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

**AGENDA  
CITY COUNCIL MEETING  
WEDNESDAY, DECEMBER 8, 2021  
ORDER OF BUSINESS**

**The City Council meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office.**

**The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.**

**The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council meeting on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m89cb5937934ea48ce052c301cfaa9a06):**

**[https://dallascityhall.webex.com/dallascityhall/j.php?  
MTID=m89cb5937934ea48ce052c301cfaa9a06](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m89cb5937934ea48ce052c301cfaa9a06)**

Public hearings will not be heard before 1:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

MINUTES	Item 1
CONSENT AGENDA	Items 2-79
DELETIONS	Items 58, Z10 & PH8
ITEMS FOR INDIVIDUAL CONSIDERATION	Items 80-87
ADDITIONS	Items 88-92
ZONING	Items Z1-Z18
PUBLIC HEARINGS AND RELATED ACTIONS	Items PH1-PH9

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers

## **VOTING AGENDA**

1. [21-2220](#) Approval of Minutes of the November 10, 2021 City Council Meeting

## **CONSENT AGENDA**

### **Building Services Department**

2. [21-1305](#) Authorize a two-year construction services contract with two one-year renewal options for Job Order Contracting with Nouveau Technology Services, L.P. through Sourcewell Contract TX-NT-101619-NCT - Not to exceed \$9,000,000.00 - Financing: Capital Construction Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

### **City Attorney's Office**

3. [21-2214](#) Authorize settlement of the claim filed by Jennifer Tittle in the lawsuit styled State Farm Mutual Automobile Insurance Company as Subrogee of Jennifer Tittle, et al. v. City of Dallas, et al., Cause No. CC-20-01619-A - Not to exceed \$125,000.00 - Financing: Liability Reserve Fund

**Attachments:** [Resolution](#)

4. [21-2211](#) Authorize settlement of the claim filed by Shelia Monique Cherry-Branch in the lawsuit styled Shelia Monique Cherry-Branch, et al. v. City of Dallas, et al., Cause No. DC-20-05586 - Not to exceed \$54,500.00 - Financing: Liability Reserve Fund

**Attachments:** [Resolution](#)

5. [21-2265](#) Authorize settlement of the lawsuit styled Juana Segovia, Individually and as Personal Representative of the Estate of Juan Segovia Ramirez, Manuel Segovia, Individually, Angie Segovia, Individually, and Evelyn Segovia, Individually v. City of Dallas, Texas, Alexis Booker-Lewis, Ashleigh Warren, Michael Rumsey, Craig Houston, Robert Beck, Kenneth Brown, Maxwell Boeckel, and Rodney Featherston, Civil Action No. 3:21-CV-1514-K - Not to exceed \$1,000,000.00 - Financing: Liability Reserve Fund

**Attachments:** [Resolution](#)

6. [21-2212](#) Authorize settlement of the lawsuit styled Ruben Arambula v. The City of Dallas, Cause No. CC-19-03901-A - Not to exceed \$99,000.00 - Financing: Liability Reserve Fund

**Attachments:** [Resolution](#)

#### Courts & Detention Services

7. [21-2308](#) An ordinance (1) appointing six associate (part-time) municipal judges to preside over the City of Dallas Municipal Court of Record for a term ending May 31, 2022; and (2) establishing the salary for ~~the Associate~~ municipal judges and administrative judge - Not to exceed \$183,083.00 annually - Financing: ~~No cost consideration to the City~~ General Fund

**Attachments:** [Ordinance](#)

#### Department of Aviation

8. [21-2135](#) Authorize an amendment to the concession contract with Bush-Air Star-LTS Marquis DAL, LLC, a Dallas Love Field food and beverage concessionaire to (1) exercise both one year renewal terms for Hops & Grapes East and Hops & Grapes West; and (2) add two extension years to the contract - Estimated Annual Revenue: Aviation Fund \$47,250.00

**Attachments:** [Resolution](#)

9. [21-2215](#) Authorize an amendment to the concession contract with CBC SSP America DAL, LLC, a Dallas Love Field food and beverage concessionaire contract to (1) exercise both one year Renewal Terms for AV8 Bar Café and Fly Bar; and (2) add two extension years to the contract - Estimated Annual Revenue: Aviation Fund \$60,000.00

**Attachments:** [Resolution](#)

10. [21-2136](#) Authorize an amendment to the concession contract with Air Star Concessions LTD., a Dallas Love Field food and beverage concessionaire to (1) exercise both one-year renewal terms for Dallas Cowboys Club; and (2) add two extension years to the contract - Estimated Annual Revenue: Aviation Fund \$90,000.00

**Attachments:** [Resolution](#)



11. [21-2123](#) Authorize Supplemental Agreement No. 1 to the engineering services contract with Kimley-Horn and Associates, Inc. to provide additional design and construction administration services for the Lemmon Avenue Streetscape Enhancements Project at Dallas Love Field - Not to exceed \$450,826.00, from \$2,377,100.00 to \$2,827,926.00 - Financing: Aviation Construction Fund

**Attachments:** [Map](#)  
[Resolution](#)

12. [21-2074](#) Authorize Supplemental Agreement No. 2 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide security and technology systems design services for the new Transportation Network Center on the first floor of Garage B at Dallas Love Field - Not to exceed \$141,071.00, from \$243,000.00 to \$384,071.00 - Financing: Aviation Construction Fund

**Attachments:** [Map](#)  
[Resolution](#)

13. [21-2110](#) Authorize Supplemental Agreement No. 3 to exercise the third three-year renewal option to the service contract with Bradford Airport Logistics, LTD for dock master services at Dallas Love Field for the Department of Aviation - Not to exceed \$3,246,192.00 - Financing: Aviation Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

#### **Department of Code Compliance**

14. [21-2139](#) An ordinance amending Chapter 27, "Minimum Property Standards," of the Dallas City Code by amending Article VIII; **(1)** providing regulations for habitual nuisance properties; **(2)** providing a penalty not to exceed \$500.00; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: No cost consideration to the City

**Attachments:** [Ordinance](#)

15. [21-2141](#) An ordinance amending Chapter 27, "Minimum Property Standards," of the Dallas City Code by amending Sections 27-30, 27-31, 27-32, 27-38 and 27-42; **(1)** providing clarification for the certification of inspection; **(2)** providing a modified number of units required for a fulltime property manager; **(3)** providing clarifying language on defense to prosecution; **(4)** providing updated fees; **(5)** providing criteria for initial and continued self-certification; **(6)** providing criteria for required training; **(7)** providing a penalty not to exceed \$2,000.00; **(8)** providing a saving clause; **(9)** providing a severability clause; and **(10)** providing an effective date - Financing: No cost consideration to the City

**Attachments:** [Ordinance](#)

#### **Department of Dallas Animal Services**

16. [21-2056](#) Authorize the **(1)** acceptance of a grant from Bissell Pet Foundation for Empty the Shelters in the amount of \$9,300.00, to be used as partial reimbursement for the adoption prep of each animal adopted during the Empty the Shelters event during the period of October 4, 2021 through October 10, 2021; **(2)** establishment of appropriations in an amount not to exceed \$9,300.00 in the Bissell Pet Foundation October 2021 Empty the Shelters Fund; and **(3)** receipt and deposit of funds in an amount not to exceed \$9,300.00 in the Bissell Pet Foundation October 2021 Empty the Shelters Fund - Not to exceed \$9,300.00 - Financing: Bissell Pet Foundation Grant Funds

**Attachments:** [Resolution](#)

#### **Department of Housing & Neighborhood Revitalization**

17. [21-2091](#) Authorize **(1)** a release of lien for property owners of single-family homes who received loans from the City prior to December 31, 2006, after ensuring that the release complies with guidance from the U.S. Department of Housing and Urban Development ("HUD"); and **(2)** the reduction of all affordability periods for program loans established by the Department of Housing & Neighborhood Revitalization between December 31, 2006 through May 9, 2018 to align with HUD regulations, and the conversion of all loans to forgivable grants - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)

18. [21-2223](#) Authorize an amendment to the conditional grant agreement with St. Jude, Inc. for the rehabilitation of 180 permanent supportive housing units to modify the income restrictions at or below 30% Area Median Income (AMI) at or below 50% AMI for 60% of the units and at or below 80% AMI for 40% of the units at the St. Jude Center - Park Central, a permanent supportive housing development located 8102 Lyndon B. Johnson Freeway, Dallas, Texas 75251 - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)

#### Department of Planning and Urban Design

19. [21-2229](#) An ordinance correcting (1) Planned Development District No. 9, amended by Ordinance No. 31816; and (2) Planned Development District No. 896, amended by Ordinance No. 31807 - Financing: No cost consideration to the City

**Attachments:** [Maps](#)

#### Department of Public Works

20. [21-1484](#) An ordinance abandoning a portion of a sanitary sewer easement with temporary working space easement to Crossett-Ash Creek, LLC, the abutting owner, containing approximately 7,890 square feet of land, located near the intersection of Highland Road and Glenlivet Drive - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)

21. [21-1905](#) An ordinance abandoning a portion of an alley to 1030 FWA Owner LP, the abutting owner, containing approximately 2,000 square feet of land, located near the intersection of Fort Worth Avenue and Chappel Street; and authorizing the quitclaim - Revenue: General Capital Reserve Fund (\$39,500.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)

22. [21-1362](#) An ordinance abandoning a portion of an alley to BCIF 120 Logistics Park LLC, the abutting owner, containing approximately 10,275 square feet of land, located near the intersection of Honeysuckle Lane and Columbine Avenue; and authorizing the quitclaim - Revenue: General Capital Reserve Fund (\$14,421.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)

23. [20-1871](#) An ordinance abandoning a portion of an alley and Toronto Street to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 26,622 square feet of land, located near the intersection of Toronto and Herbert Streets; and authorizing the quitclaim; and providing for the dedication of a total of approximately 26,552 square feet of land needed for street right-of-way - Revenue: General Fund \$8,235.00, plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)

24. [21-1482](#) An ordinance abandoning portions of Castle Street and Windomere Avenue to Villas at WH 20, LP, the abutting owner, containing approximately 6,693 square feet of land, located near the intersection of Fort Worth and Windomere Avenues; and authorizing the quitclaim and providing for the dedication of approximately 6,751 square feet of land needed for street right-of-way - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)

25. [21-1962](#) An ordinance abandoning a portion of Ronnie Drive (formerly First Street) to 7758 Ronnie, LLC, 7759 Ronnie, LLC and 17720 Dickerson, LLC, the abutting owners, containing approximately 17,995 square feet of land, located near the intersection of Dickerson Street and Ronnie Drive; and authorizing the quitclaim; and providing for the dedication of approximately 7,498 square feet of land needed for a wastewater easement - Revenue: General Capital Reserve Fund (\$77,173.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)

26. [21-1680](#) An ordinance abandoning portions of a utility and drainage easement and storm sewer easement to BCIF 120 Logistics Park LLC, the abutting owner, containing a total of approximately 9,528 square feet of land, located near the intersection of Honeysuckle Lane and Lyndon B. Johnson Freeway (Interstate Highway 20) - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)

27. [21-1543](#) An ordinance abandoning portions of a utility easement to Thomas Williams, Zahner Living Trust, Unicon World LLC, Schwartz Investment Properties LLC, Gail Schwartz Revocable Trust, Sridhar Sudarsan, Scotthorn Family Trust, Leonard J. Mather of the Leonard J Mather Trustee of the Leonard J Mather Revocable Trust, Frank and Sally Jerkovich Irrevocable Trustees, Ramona W. Roselund Family Trust, the abutting owners, containing approximately 2,209 square feet of land, located near the intersection of Illinois Avenue and Duncanville Road - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)

28. [21-563](#) An ordinance granting a private license to 3035 Canton Texas LLC, for the use of a total of approximately 684 square feet of land to occupy, maintain and utilize two sidewalk cafes on a portion of Hall Street right-of-way located near its intersection with Canton Street - Revenue: General Fund \$400.00 annually, plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)

29. [21-1907](#) Authorize (1) a Project Specific Agreement with Dallas County for funding participation of transportation-related maintenance, repairs, and improvements of Haskell Avenue (North of Interstate Highway-30 [IH-30]) from Weldon Street to IH-30; Haskell Avenue (South of IH-30) from IH-30 to East Grand Avenue, Skillman Street from Northwest Highway to Abrams Road; Gaston Avenue from Peak Street to Ridgeway Street; Wycliff Avenue from Lemmon Avenue to Highland Park City Limits (Oak Lawn Avenue); Sam Houston Road from St. Augustine Drive to Military Parkway; and (2) the receipt and deposit of funds from Dallas County in an amount not to exceed \$4,848,740.00 in the General Fund - Estimated Revenue: General Fund \$4,848,740.00

**Attachments:** [Map](#)  
[Resolution](#)  
[Attachment A](#)

30. [21-2057](#) Authorize an Option to Renew letter to an existing lease agreement with Sealy Executive Center, L.L.C. to exercise a one-time renewal option to extend the lease agreement for an additional five- years for approximately 12.7395 acres of land improved with a vehicle obstacle driving course, and a 31,050 square foot building with classroom, office and warehouse space located at 5310 Red Bird Center Drive, and for approximately 27,051 square feet of classroom and office space located at 5610 Red Bird Center Drive, to be used by the Police Training and Education Division for the period August 1, 2022 through July 31, 2027 - Not to exceed \$5,587,310.74 - Financing: General Fund (subject to annual appropriations)

**Attachments:** [Map](#)  
[Resolution](#)

31. [21-2134](#) Authorize settlement in lieu of proceeding further with the condemnation proceedings styled City of Dallas v. Clams Casino LLC, et al., Cause No. CC-20-02647-A, pending in Dallas County Court at Law No. 1, to acquire a tract of land containing approximately 2,257 square feet of land in Dallas County for the Lower Eastbank Interceptor Project - Not to exceed \$65,500.00 increased from \$177,000.00 (\$172,000.00, plus closing costs and title expenses not to exceed \$5,000.00) to \$242,500.00 (\$237,500.00, plus closing costs and title expenses not to exceed \$5,000.00) - Financing: Wastewater Capital Improvement F Fund

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)

32. [21-2137](#) Authorize settlement in lieu of proceeding further with condemnation proceedings styled City of Dallas v. Market Center Boulevard, LLC, et al., Cause No. CC-20-02627-E, pending in Dallas County Court at Law No. 5, to acquire approximately 2,724 square feet of land in Dallas County for the Lower Eastbank Interceptor Project - Not to exceed \$170,610.00 increased from \$132,390.00 (\$129,390.00 being the award, plus closing costs and title expenses not to exceed \$3,000.00) to \$303,000.00 (\$300,000.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Wastewater Capital Improvement F Fund

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)

33. [21-2114](#) Authorize the rejection of bids for a twenty-four-month construction services contract for the 2021 sidewalk and barrier free ramp installation paving services improvements project; and the re-advertisements for new bids - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)

34. [21-2006](#) Authorize a construction services contract for the construction of South Westmoreland Road from Kimball High School Parking Lot to Mapleleaf Lane - Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of five - Not to exceed \$1,483,093.35 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$1,197,019.40), Water Construction Fund (\$9,900.00), Water Capital Improvement F Fund (\$182,650.80), Wastewater Construction Fund (\$5,350.40), and Wastewater Capital Improvement G Fund (\$88,172.75)

**Attachments:** [Map](#)  
[Resolution](#)

**Department of Sanitation**

35. [21-2312](#) Authorize **(1)** the acceptance of a grant from the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service for FY2021 Office of Urban Agriculture and Innovative Production for the Community Compost and Food Waste Reduction CCFWR Pilot Project (Grant No. NR213A750001C039, CFDA No. 10.935) to provide two years of funding for contractual services to collect and compost food scraps from special events and selected commercial entities in the amount of \$90,000.00 for the period October 1, 2021 through September 30, 2023; **(2)** the receipt and deposit of grant funds in an amount not to exceed \$90,000.00 the FY2021 USDA Community Compost & Food Waste Reduction Pilot Program (ZERO WASTE) Fund; **(3)** the establishment of appropriations in an amount not to exceed \$90,000.00 in the FY2021 USDA Community Compost & Food Waste Reduction Pilot Program (ZERO WASTE) Fund; **(4)** an In-Kind match in an amount not to exceed \$30,000.00 of staff time and costs for outreach and education from the Office of Environmental Quality & Sustainability-Zero Waste; **(5)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement; and **(6)** execution of a Memorandum of Understanding with Dallas County, Health and Human Services Department - Total not to exceed \$120,000.00 - Financing: U.S. Department of Agriculture, Natural Resources Conservation Service Funds (\$90,000.00) and In-Kind Contributions (\$30,000.00)

**Attachments:** [Resolution](#)  
[Schedule A](#)

**Department of Transportation**

36. [21-2079](#) An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by amending Section 28-50 **(1)** designating school traffic zones; **(2)** providing a penalty not to exceed \$200.00; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)

**Attachments:** [Maps](#)  
[Ordinance](#)



37. [21-2081](#) Authorize **(1)** the dedication of \$475,000.00 in Oak Cliff Gateway TIF District funds from the available District-Wide Set-Aside to support the Operation and Maintenance (O&M) of the Dallas Streetcar for Fiscal Year (FY) 2022; **(2)** the transfer of funds in the amount of \$475,000.00 from the Oak Cliff Gateway TIF District Fund (subject to current and future appropriations from tax increments) to the Dallas Streetcar System Fund; **(3)** the transfer of funds from the General Fund to the Dallas Streetcar System Fund, in an amount not exceed \$1,000,000.00; **(4)** an increase in appropriations in an amount not to exceed \$1,475,000.00 in the Dallas Streetcar System Fund; and **(5)** payment to Dallas Area Rapid Transit for O&M costs for the Dallas Streetcar System from Union Station to Bishop Arts District for FY 2022 - Not to exceed \$1,775,000.00 - Financing: General Fund (\$1,000,000.00), Oak Cliff Gateway TIF District Fund (\$475,000.00), and Streetcar Developer Fund (\$300,000.00)

**Attachments:** [Map](#)  
[Resolution](#)

38. [21-2080](#) Authorize the **(1)** adoption of a revised Public Transportation Agency Safety Plan for the Dallas Streetcar System; and **(2)** City Manager to sign the revised Public Transportation Agency Safety Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

**Attachments:** [Resolution](#)  
[Exhibit A](#)

39. [21-2303](#) Authorize a Beautification and Maintenance Agreement, for a ten-year period, with Abounding Prosperity, Inc., to provide beautification and maintenance services, including installing the donated artwork depicted on Exhibit A, attached hereto and made a part hereof, for Non-Standard Creative Crosswalks at the following six intersections on City right-of-way: Al Lipscomb Way and South Ervay Street; Al Lipscomb Way and South Harwood Street; Al Lipscomb Way and South Malcolm X Boulevard; Martin Luther King Jr. Boulevard and Colonial Avenue; Martin Luther King Jr. Boulevard and South Malcolm X Boulevard; and Martin Luther King Jr. Boulevard and JB Jackson Jr. Boulevard - Financing: This action has no cost consideration to the City (see Fiscal Information)

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)

40. [21-2085](#) Authorize the Director of Transportation or their designee to place orders for street lighting under the terms of the existing agreement with Oncor Electric Delivery Company LLC, utilizing work requests executed by the Director or designee - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)

**Office of Economic Development**

41. [21-2087](#) Authorize **(1)** approval of the City of Dallas Economic Development Affordable Housing (EDAH) Program pursuant to the economic development programs provisions of Chapter 380 of the Texas Local Government Code for the public purpose of promoting state and local economic and community development and to stimulate business and commercial activity by developing affordable housing in Dallas; and **(2)** an unsecured conditional Chapter 380 Economic Development Grant Agreement with Dallas Housing Opportunity Fund LLC, acting by and through its sole member, LISC Fund Management, LLC, in an amount not to exceed \$6,000,000.00 pursuant to the EDAH Program - Not to exceed \$6,000,000.00 - Financing: Dallas Housing Trust Fund

**Attachments:** [Exhibit A](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)

42. [21-2291](#) Authorize **(1)** establishment of the City of Dallas Economic Development Corporation (the EDC), a non-profit local government corporation to be formed for the purpose of aiding and acting on behalf of the City of Dallas (City); **(2)** approval of the EDC's Certificate of Formation and Bylaws; **(3)** approval of the appointment of the EDC's interim Directors, as set out in the Certificate of Formation; **(4)** approval to file the EDC's Certificate of Formation with the Texas Secretary of State; **(5)** approval of an interlocal agreement between the City and EDC; **(6)** any expenditures incurred by the City before or after this action shall be reimbursed by the American Rescue Plan Act of 2021 (ARPA 2021) funds from the U.S. Treasury Department allocated for the EDC; and **(7)** funding allocation will be from ARPA U.S. Treasury Department in an amount not to exceed \$7,000,000.00 over three years - Financing: U.S. Department of Treasury Grant Funds, ARPA 2021

**Attachments:** [Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)

**Office of Emergency Management**

43. [21-2225](#) Authorize the **(1)** acceptance of a grant from the U.S. Department of Homeland Security (DHS), Federal Emergency Management Agency passed through the Texas Office of the Governor-Homeland Security Grants Division for the FY 2021 Homeland Security Grant Program, which includes the Urban Area Security Initiative and the State Homeland Security Grant Program (Federal/State Award ID No. EMW-2021-SS-00062/Grant Nos. 2980307 3418205, 2979905, 2980505, 3698804, 3176406, 4354601, 3929603, 2980707, and 4247701, CFDA No. 97.067) to provide funding for activities related to enhancing preparedness and building capacity to prepare for, prevent and respond to terrorist attacks in the amount of \$6,588,275.00 for the period September 1, 2021 through February 28, 2024; **(2)** establishment of appropriations in an amount not to exceed \$6,547,275.00 in the 2021 Homeland Security - Urban Area Security Initiative 21-23 Fund and in an amount not to exceed \$41,000.00 in the DHS-2021 State Homeland Security Grant 21-22 Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$6,547,275.00 in the 2021 Homeland Security - Urban Area Security Initiative 21-23 Fund and in an amount not to exceed \$41,000.00 in the DHS-2021 State Homeland Security Grant 21-22 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$6,588,275.00 - Financing: U.S. Department of Homeland Security Grant Funds

**Attachments:** [Resolution](#)

**Office of Environmental Quality & Sustainability**

44. [21-2251](#) Authorize the (1) acceptance of a grant from the Texas Commission on Environmental Quality (TCEQ) for the Texas Volkswagen Environmental Mitigation Program (TxVEMP) (Contract Numbers 582-22-31353-VW, 582-22-25644-VW, 582-22-31351-VW, 582-22-31352-VW) in the amount of \$87,500.00 (\$2,500.00 per unit) to purchase and install thirty- five Level 2 charging equipment for light-duty zero-emission vehicles, for the twenty-four month after the contract execution date; (2) coordination of initiatives, activities and partnerships necessary to fully implement the goals set forth in the TxVEMP agreement; (3) establishment of appropriations for reimbursements in an amount not to exceed \$25,000.00 in the FY22 TxVEMP VW/0460 Fund, \$25,000.00 in the FY22 TxVEMP VW/0249 Fund, \$12,500.00 in the FY22 TxVEMP VW/0458 Fund, and \$25,000.00 in the FY22 TxVEMP VW/0459 Fund; (4) receipt and deposit of funds in an amount not to exceed \$25,000.00 in the FY22 TxVEMP VW/0460 Fund, \$25,000.00 in the FY22 TxVEMP VW/0249 Fund, \$12,500.00 in the FY22 TxVEMP VW/0458 Fund, and \$25,000.00 in the FY22 TxVEMP VW/0459 Fund; and (5) execution of the Texas Volkswagen Environmental Mitigation Program contracts and all terms, conditions, and documents required by the agreement - Total not to exceed \$87,500.00 - Financing: Texas Commission on Environmental Quality Grant Funds

**Attachments:** [Resolution](#)

**Office of Equity and Inclusion**

45. [21-2263](#) An ordinance amending Chapter 2, "Administration" of the Dallas City Code, Article XXI-a, to: (1) create a commission on disabilities; (2) provide the functions, terms, and meetings of the commission on disabilities; (3) provide definitions; (4) provide the duties and responsibilities of the commission on disabilities; (5) provide a saving clause; (6) provide a severability clause; and (7) provide an effective date - Financing: No cost consideration to the City

**Attachments:** [Ordinance](#)

46. [21-2216](#) Authorize (1) Supplemental Agreement No. 1 to the subrecipient agreement with Legal Aid of NorthWest Texas to provide legal services to Dallas residential tenants at risk of eviction and homelessness due to financial hardships brought on by the COVID-19 pandemic; and (2) to extend the term of the contract for an additional six months from the existing service contract period of December 31, 2020 through December 31, 2021, now to June 30, 2022 - Not to exceed \$250,000.00, from \$200,000.00 to \$450,000.00 - Financing: 2020 CARES Act Relief CDBG #3 Fund

**Attachments:** [Resolution](#)

#### Office of Procurement Services

47. [21-2184](#) Authorize a three-year consultant contract for risk management and insurance consulting services for the Office of Risk Management - Arthur J. Gallagher Risk Management Services, Inc., most advantageous proposer of five - Estimated amount of \$195,000 - Financing: Risk Management Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

48. [21-2189](#) Authorize a three-year cooperative purchasing agreement in the amount of \$425,920.46, with two three-year renewal options in a total amount \$440,545.46, as detailed in the Fiscal Information section, for the purchase and installation of security and procedure web-based training for the Department of Aviation with Iron Bow Technologies, LLC through the Omnia Partners cooperative purchasing agreement - Total not to exceed \$866,465.92 - Financing: Aviation Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

49. [21-2217](#) Authorize a five-year professional service contract to update the 2011 Dallas Bike Plan to reflect current conditions, needs, and preferences for the Department of Transportation - Gresham Smith, most advantageous proposer of three - Not to exceed \$449,045 - Financing: General Fund (\$299,045) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$150,000)

**Attachments:** [Resolution](#)

50. [21-2005](#) Authorize a one-year service contract, ~~with two one-year renewal options,~~ for emergency shelter services for the homeless for the Office of Homeless Solutions - Bridge Steps dba The Bridge in the amount of \$250,000, The Family Place in the amount of \$90,000, and Shared Housing Center, Inc. in the amount of \$48,000, most advantageous proposers of eight - Total not to exceed \$388,000 - Financing: 2020 CARES Act Relief ESG #2 Fund

**Attachments:** [Resolution](#)

51. [21-2183](#) Authorize a three-year service contract, with one two-year renewal option, for pre-paid legal and identity theft protection services for the Department of Human Resources - MetLife Legal Plans, Inc., most advantageous proposer of five - Financing: No cost consideration to the City (fees will be paid for by employees who opt to enroll in pre-paid legal and identity theft protection services)

**Attachments:** [Resolution](#)

52. [21-2181](#) Authorize a three-year service price agreement for maintenance and support of an existing software application for the hydrology and hydraulics drainage systems for the Water Utilities Department - Innovyze, Inc., sole source - Estimated amount of \$265,314.97 - Financing: Stormwater Drainage Management Fund

**Attachments:** [Resolution](#)

53. [21-1999](#) Authorize a three-year service price agreement, with two one-year renewal options, for citywide background screening services - Sterling InfoSystems, Inc., most advantageous proposer of twenty-three - Estimated amount of \$2,568,168.25 - Financing: General Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

54. [21-2185](#) Authorize **(1)** a five-year service price agreement for airfield marking paint equipment, maintenance repair, parts, and reflective glass beads for the Department of Aviation - Kinetic Motorwerks, LLC in the estimated amount of \$140,770.52; and **(2)** a five-year master agreement for the purchase of airfield marking paint for the Department of Aviation - Ennis-Flint, Inc. in the estimated amount of \$78,120.00, lowest responsible bidders of three - Total estimated amount of \$218,890.52 - Financing: Aviation Fund

**Attachments:** [Resolution](#)

55. [21-2186](#) Authorize a three-year service price agreement for analytical laboratory testing services for the Water Utilities Department - Eurofins-Xenco, LLC, lowest responsible bidder of three - Estimated amount of \$6,710,072 - Financing: Dallas Water Utilities Fund ([\\$6,393,402](#)) and [Stormwater Operations Fund \(\\$316,670\)](#)

**Attachments:** [Resolution](#)

56. [21-2187](#) Authorize a three-year service price agreement for E. Coli testing in rivers and lakes for the Water Utilities Department - Texas A & M AgriLife Extension Services, sole source - Estimated amount of \$307,800 - Financing: Stormwater Drainage Management Fund

**Attachments:** [Resolution](#)

57. [21-2188](#) Authorize a three-year service price agreement for the purchase of bulk anhydrous ammonia and ammonia tank evacuation, cleaning, and inspection services for the Water Utilities Department - Shrieve Chemical Company, only bidder - Estimated amount of \$1,707,925 - Financing: Dallas Water Utilities Fund

**Attachments:** [Resolution](#)

58. [21-2004](#) ~~Authorize a one-year subrecipient agreement to provide essential needs, and economic and financial stability support services to low-to-moderate income residents impacted by the COVID-19 pandemic for the Office of Community Care CitySquare in the amount of \$715,363.80, Friendship West Baptist Church, Inc. in the amount of \$458,250.00, Services of Hope Entities, Inc. in the amount of \$246,132.00, and The Chocolate MINT Foundation in the amount of \$100,000.00, most advantageous proposer of seven Total not to exceed \$1,519,745.80 Financing: 2020-CARES Act Relief CDBG #3 Fund (subject to annual appropriations)~~

**Attachments:** [Resolution](#)

59. [21-2218](#) Authorize **(1)** Supplemental Agreement No. 4 to increase the service contract with Conduent State & Local Solutions, Inc. for parking citation and collection system for the Department of Transportation - Not to exceed \$760,374, from \$5,627,200 to \$6,387,574; and **(2)** the ratification of \$461,426 for the Department of Transportation to pay outstanding invoices for parking citation and collection system - Total not to exceed \$1,221,800 - Financing: General Fund

**Attachments:** [Resolution](#)

60. [21-2213](#) Authorize Supplemental Agreement No. 4 to increase the service contract with Tyler Technologies, Inc. for maintenance and support of the existing court case and content management system - Not to exceed \$259,016, from \$3,861,468 to \$4,120,484 - Financing: Technology Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

**Park & Recreation Department**

61. [21-2224](#) Authorize a twelve-month funding agreement with Dallas County Audubon Society, Inc. for the Cedar Ridge Preserve in the amount of \$56,002.00 to provide services and programs within the city of Dallas for the period January 1, 2022 through December 31, 2022 - Not to exceed \$56,002.00 - Financing: General Fund

**Attachments:** [Resolution](#)

62. [21-2175](#) Authorize a twelve-month funding agreement with Texas Discovery Gardens in the amount of \$138,569.00 to provide community outreach services and horticulture information services and presentations at community centers and special facilities within the city of Dallas for the period January 1, 2022 through December 31, 2022 - Not to exceed \$138,569.00 - Financing: General Fund

**Attachments:** [Resolution](#)

63. [21-2164](#) Authorize a twenty-four month annual funding agreement with the Dallas Arboretum and Botanical Society, Inc. to provide services and program support within the city of Dallas in the amount of \$374,393.00 for the period January 1, 2022 through December 31, 2022; and in the amount of \$424,393.00 for the period January 1, 2023 through December 31, 2023 - Not to exceed \$798,786.00 for the entire agreement period - Financing: General Fund (subject to appropriations)

**Attachments:** [Resolution](#)



**Police Department**

64. [21-2045](#) Authorize **(1)** an Interlocal Agreement with the University of Texas at Dallas funded through a grant from the Trafficking Prevention Needs Assessment Grant Program (Grant/Contract No. TBD) in the amount of \$125,000.00 to provide cost reimbursement to the University of Texas at Dallas to use its facilities and reasonable efforts to conduct the Sex Trafficking Needs Assessment; **(2)** disburse appropriations in the amount of \$125,000.00 from the Texas Health and Human Services Commission Grant Funds; and **(3)** execution of the agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$125,000.00 - Financing: Texas Health and Human Services Commission Grant Funds

**Attachments:** [Resolution](#)

65. [21-2116](#) Authorize the **(1)** application for and acceptance of the Project Safe Neighborhoods Program Grant (Federal/State Award ID. No. 2020-GP-BX-0056, CFDA No. 16.609) in the amount of \$104,041.58 from the U.S. Department of Justice passed through the Texas Office of the Governor - Criminal Justice Division for the purpose of addressing gangs and gun activity to create and foster safer neighborhoods for the period October 1, 2021 through September 30, 2022; **(2)** establishment of appropriations in an amount not to exceed \$104,041.58, in the FY22 Project Safe Neighborhoods Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$104,041.58 in the FY22 Project Safe Neighborhoods Program Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$104,041.58 - Financing: U.S. Department of Justice Grant Funds

**Attachments:** [Resolution](#)  
[Schedule A](#)

66. [21-2044](#) Authorize the **(1)** application for and acceptance of the Rifle Resistant Body Armor Grant (Grant No. 4238401) from the Office of the Governor, Criminal Justice Division in the amount of \$937,060.75 to provide for the purchase of rifle resistant body armor for the Dallas Police Department for the period September 1, 2021 to August 31, 2022; **(2)** establishment of appropriations in an amount not to exceed \$937,060.75 in the CJD-Rifle-Resistant Body Armor Grant Program 2022 Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$937,060.75 in the CJD-Rifle-Resistant Body Armor Grant Program 2022 Fund; and **(4)** execution of the grant and all terms, conditions, and documents required by the agreement - Not to exceed \$937,060.75 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds

**Attachments:** [Resolution](#)

67. [21-2043](#) Authorize the **(1)** application for and acceptance of the Sexual Assault Evidence Testing (Grant No. 4293301) from the Office of the Governor, Criminal Justice Division in the amount of \$274,100.00 to provide payment of the costs associated with the forensic analysis of physical evidence in relation to sexual assaults kits for the period September 1, 2021 through August 31, 2022; **(2)** establishment of appropriations in an amount not to exceed \$274,100.00 in the Sexual Assault Evidence Testing Grant FY22 Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$274,100.00 in the State Sexual Assault Evidence Testing Grant FY22 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement with the Office of the Governor, Criminal Justice Division - Not to exceed \$274,100.00 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds

**Attachments:** [Resolution](#)

68. [21-2042](#) Authorize the **(1)** application for and acceptance of the State of Texas Internet Crimes Against Children Grant (Grant No. 2745108) from the Office of the Governor, Criminal Justice Division in the amount of \$403,138.57 to provide for one-year funding for the salaries and fringe benefits of two detectives and one police research specialist, to fund training, direct operating expenses and use of overtime to address the growing problem of technology-facilitated child abuse and exploitation for the period September 1, 2021 through August 31, 2022; **(2)** establishment of appropriations in an amount not to exceed \$403,138.57 in the State Internet Crimes Against Children Grant FY22 Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$403,138.57 in the State Internet Crimes Against Children Grant FY22 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement with the Office of the Governor, Criminal Justice Division - Not to exceed \$403,138.57- Financing: Office of the Governor, Criminal Justice Division State Grant Funds

**Attachments:** [Resolution](#)  
[Schedule A](#)

69. [21-2041](#) Authorize the **(1)** application for and acceptance of the Dallas Police Department Victim Services/19 Grant (Grant No. 1578119, Federal/State Award ID No. 2020-V2-GX-0004, CFDA No. 16.575), from the U.S. Department of Justice through the Office of the Governor, Criminal Justice Division in the amount of \$73,212.13 to adequately respond to victims of violent crime with needed aid for the period October 1, 2021 through September 30, 2022; **(2)** establishment of appropriations in an amount not to exceed \$73,212.13 in the DPD Victim Services Grant/19 21-22 Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$73,212.13 in the DPD Victim Services Grant/19 21-22 Fund; **(4)** a local match in the amount of \$18,303.03; and **(5)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Total not to exceed \$91,515.16 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$73,212.13) and General Fund (\$18,303.03) (subject to appropriations)

**Attachments:** [Resolution](#)  
[Schedule A](#)

**Water Utilities Department**

70. [21-1906](#) Authorize **(1)** the acceptance of two annual grants from the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) for the Cooperating Technical Partners (CTP) Program (Grant No. EMT-2021-CA-00038-S01 and EMT-2021-CA-00039-S01, CFDA No. 97.045), in the amount of \$347,784.00 for the period October 1, 2021 through September 30, 2024; **(2)** the establishment of appropriations in an amount not to exceed \$173,892.00 in the White Rock Creek FEMA CTP-FY21 Fund, and in an amount not to exceed \$173,892.00 in the Daniels Creek FEMA CTP-FY21 Fund; **(3)** the receipt and deposit of funds in an amount not to exceed \$173,892.00 in the White Rock Creek FEMA CTP-FY21 Fund, and in an amount not to exceed \$173,892.00 in the Daniels Creek FEMA CTP-FY21 Fund; **(4)** a professional services contract with Halff Associates, Inc., for updating certain flood studies in accordance with the CTP Agreement with FEMA for FY 2021-22, in an amount not to exceed \$463,712.00; and **(5)** execution of the CTP Agreement with FEMA for Fiscal Year 2021-22 to provide a 75.00 percent cost share for updating certain flood studies in the City of Dallas and all terms, conditions, and documents required by the agreement - Total not to exceed \$463,712.00 - Financing: Stormwater Drainage Management Capital Construction Fund (\$115,928.00) and FEMA Cooperating Technical Partners Program Grant Funds (\$347,784.00)

**Attachments:** [Resolution](#)

71. [21-2124](#) Authorize a five-year professional services contract for professional engineering, subsurface utilities engineering and survey services related to private development and public improvement projects specific to the Development Services, Transportation, Floodplain Management and Public Works Departments - Dal-Tech Engineering, Inc. in the amount of \$10,632,595.94, Arredondo, Zepeda & Brunz, LLC in the amount of \$2,516,509.66, Criado and Associates, Inc. in the amount of \$1,622,681.18 and Freese and Nichols, Inc. in the amount of \$13,997,374.48 - Total not to exceed \$28,769,161.26 - Financing: Building Inspection Current Funds (\$17,233,543.70), Stormwater Drainage Management Current Funds (\$1,236,641.17), Bond Program Administration Fund (\$8,676,295.21), and ARPA Fund (\$1,622,681.18) (subject to annual appropriations)

**Attachments:** [Map](#)  
[Resolution](#)

72. [21-2167](#) Authorize acquisition from Barbara Ann Ondrusek Wolfe and Timpy Kay Ondrusek; Independent Executrix of The Estate of Joseph C. Ondrusek of an unimproved tract of land containing approximately 514,906 square feet, located on East 11th Street at its intersection with Cedar Crest Boulevard for the Dallas Floodway Extension Project - Not to exceed \$502,034.00 (\$497,034.00, plus closing costs and title expenses not to exceed \$5,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)

73. [21-2166](#) Authorize acquisition from Columbia Packing of Texas, Ltd. of an unimproved tract of land containing approximately 498,075 square feet, located on East 11th Street near its intersection with Cedar Crest Boulevard for the Dallas Floodway Extension Project - Not to exceed \$410,303.00 (\$405,303.00, plus closing costs and title expenses not to exceed \$5,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

**Attachments:** [Map](#)  
[Resolution](#)

74. [21-2142](#) Authorize acquisition from Dallas H.B.M. III, L.L.C. of a tract of land containing approximately 263,495 square feet, improved with an automotive salvage yard and associated site improvements, located on E. Kiest Boulevard at its intersection with Rector Street for the Dallas Floodway Extension Project - Not to exceed \$967,374.00 (\$959,374.00, plus closing costs and title expenses not to exceed \$8,000.00) - Financing: Trinity River Corridor Project Fund (1998 General Obligation Bond Fund) (\$800,000.00) and Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds) (\$167,374.00)

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)

75. [21-2143](#) Authorize acquisition from Marco Sorto of two tracts of land containing approximately 10,579 square feet, improved with a single-family residence, located on Alex Street near its intersection with Childers Street for the Dallas Floodway Extension Project - Not to exceed \$74,040.00 (\$71,040.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

**Attachments:** [Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)

76. [21-2015](#) Authorize acquisition from Theatrical Warehouse, Inc. two unimproved tracts of land containing approximately 11,975 square feet located on Alex Street near their intersections with Childers Street for the Dallas Floodway Extension Project - Not to exceed \$50,900.00 (\$47,900.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)

77. [21-2007](#) Authorize acquisition from Theatrical Warehouse, Inc. three tracts of land improved with a cell tower containing approximately 35,770 square feet located on McGowan and Alex Streets near their intersections with Childers Street for the Dallas Floodway Extension Project - Not to exceed \$119,224.00 (\$116,224.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

**Attachments:** [Map](#)  
[Resolution](#)

78. [21-468](#) Authorize an Occupancy License Agreement with Dallas, Garland & Northeastern Railroad to construct, operate, and maintain a 36-inch diameter storm drain within the railroad right-of-way - Not to exceed \$15,300.00 - Financing: Stormwater Drainage Management Capital Construction Fund

**Attachments:** [Map](#)  
[Resolution](#)

79. [21-1955](#) Authorize an increase in the construction services contract with Oscar Renda Contracting, Inc. for additional work associated with the rehabilitation of wastewater interceptors at three locations (list attached to the Agenda Information Sheet) - Not to exceed \$3,773,159.22, from \$22,436,985.50 to \$26,210,144.72 - Financing Wastewater Capital Improvement F Fund (\$3,273,159.22) and Wastewater Construction Fund (\$500,000.00)

**Attachments:** [List](#)  
[Maps](#)  
[Resolution](#)

### **ITEMS FOR INDIVIDUAL CONSIDERATION**

#### **City Secretary's Office**

80. [21-2221](#) Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
81. [21-2241](#) Authorize a resolution appointing a representative to the Dallas Central Appraisal District Board of Directors - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)

82. [21-2242](#) Authorize a resolution reporting the results of balloting for nominees to the Collin Central Appraisal District Board of Directors - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)

83. [21-2243](#) Authorize a resolution reporting the results of balloting for nominees to the Denton Central Appraisal District Board of Directors - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)

**ITEMS FOR FURTHER CONSIDERATION****Department of Housing & Neighborhood Revitalization**

84. [21-2147](#) Adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of parchHAUS at Hickory Trail, a multifamily development - Financing: No cost consideration to the City (This item was deferred on October 27, 2021)

**Attachments:** [Map](#)  
[Resolution](#)

**Development Services**

85. [21-2279](#) An ordinance amending Chapter 52 "Administrative Provisions for the Construction Codes," of the Dallas City Code, Sections 102.3, 302.1, and 303.9.2; and adding a new Subchapter 13, to **(1)** add the definition and the authority to establish a Private Provider model; **(2)** allow expiration of incomplete permit applications; and **(3)** provide an exception for refunds related to void permits due to limitation of time under Section 302.1.2. - Financing: No cost consideration to the City (This item was deferred on November 10, 2021)

**Attachments:** [Ordinance](#)

**Park & Recreation Department**

86. [21-2145](#) Authorize a professional services contract with Good, Fulton & Farrell, Inc., dba GFF, Inc. for architectural and engineering services for the discovery/scope-to-budget assessment investigation of the facility's existing conditions, schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Pan American Complex Arena Facility Repairs Project located at 1322 Admiral Nimitz Circle in Fair Park - Not to exceed \$290,232.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) (This item was deferred on October 27, 2021)

**Attachments:** [Map](#)  
[Resolution](#)



87. [21-2146](#) Authorize a professional services contract with Oglesby Greene, Inc., for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Science Place 1 Museum Facility Repairs Project located at 1318 South Second Avenue in Fair Park - Not to exceed \$318,490.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) (This item was deferred on October 27, 2021)

**Attachments:** [Map](#)  
[Resolution](#)

**ADDITIONS:**

**OTHER ITEMS FOR INDIVIDUAL CONSIDERATION**

**City Attorney's Office**

88. [21-2314](#) Authorize settlements with opioid manufacturer, Johnson & Johnson, and the three major pharmaceutical distributors: AmerisourceBergen, Cardinal Health, and McKesson - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)  
[Exhibit A](#)

**City Controller's Office**

89. [21-2307](#) A resolution authorizing payment for previously contracted professional services of Norton Rose Fulbright US LLP and Kintop Smith, PC as co-disclosure counsel in connection with the sale and delivery of the Waterworks and Sewer System Commercial Paper Notes, Series F and Waterworks and Sewer System Commercial Paper Notes, Series G - Not to exceed \$239,132 - Financing: Dallas Water Utilities Fund

**Attachments:** [Schedule I](#)  
[Resolution](#)

**Department of Housing & Neighborhood Revitalization**

90. [21-1994](#) Authorize **(1)** the American Rescue Plan Act (ARPA) Neighborhood Revitalization Program ("Program") to **(a)** provide for grants of up to \$100,000.00 per household for targeted home repair in qualified census tracts (QCTs); and **(b)** to support necessary water and sewer infrastructure improvements in QCTs; **(2)** creation of two positions to assist in the administration of the program; and **(3)** execution of all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, subrecipients, contractors, and/or administration agreement(s) for the Program and change orders/amendments - Not to exceed \$11,250,000.00 - Financing: U.S. Department of Treasury - Coronavirus Local Fiscal Recovery Funds

**Attachments:** [Resolution](#)  
[Exhibit A](#)

**Mayor and City Council Office**

91. [21-2380](#) An ordinance amending Chapter 12A, "Code of Ethics," of the Dallas City Code, **(1)** establishing an Inspector General Division; **(2)** creating a personal benefit recusal; **(3)** simplifying the code by consolidating the gift policies and reordering various sections; **(4)** consolidating the various gift and travel reporting requirements into one article; **(5)** prohibiting a person from lobbying a councilmember on a public subsidy matter and prohibiting a councilmember from discussing the public subsidy matter with the person; and **(6)** making other general non-substantive changes; a resolution creating a new Inspector General position and authorizing an increase in appropriations in an amount not to exceed \$197,558.00 in the City Attorney's Office from General Fund Contingency Reserve; a resolution repealing Resolution Nos. 92-0779 and 98-0751; a resolution repealing Resolution Nos. 08-1723, as amended and 17-0516 - Not to exceed \$197,558.00 annually - Financing: General Fund Contingency Reserve

**Attachments:** [Ordinance](#)  
[Inspector General Resolution](#)  
[Gift Policy Repeal Resolution](#)  
[Fraud Waste Abuse Repeal Resolution](#)

**Office of Community Care**

92. [21-2371](#) Authorize the (1) acceptance of a grant from the Texas Department of Criminal Justice (TDCJ) (Contract No. 696-TC-22-23-L026) in the amount of \$1,000,000.00 (\$500,000.00 for FY 2021-2022 and \$500,000.00 for FY 2022-2023) for re-entry services to individuals being released from TDCJ who are returning to the City of Dallas area to be provided from December 8, 2021 through August 31, 2023; (2) establishment of appropriations in an amount not to exceed \$1,000,000.00 in the TDCJ Re-Entry Services Grant Program Fund FY21-23; (3) receipt and deposit of grant funds from TDCJ in an amount not to exceed \$1,000,000.00 in the TDCJ Re-Entry Services Grant Program Fund FY21-23; and (4) execution of the Interlocal Agreement with TDCJ and all terms, conditions, and documents required by the agreement - Not to exceed \$1,000,000.00 - Financing: Texas Department of Criminal Justice Grant Funds

**Attachments:** [Resolution](#)

**PUBLIC HEARINGS AND RELATED ACTIONS****Department of Planning and Urban Design****ZONING CASES - CONSENT**

- Z1. [21-2062](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses on property zoned TH-3(A) Townhouse District, MF-2(A) Multifamily District, and Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5 with deed restrictions [Z834-417], on the east line of North Westmoreland Road, south of West Colorado Boulevard  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions for a reduced area of request as shown on the development plan  
Z201-210(LG)

**Attachments:** [Case Report](#)

- Z2. [21-2250](#) A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned Tract 3 within Planned Development District No. 44, on the south side of Greenville Avenue, east of Lyndon B. Johnson Freeway  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z201-247(CT)

**Attachments:** [Case Report](#)

- Z3. [21-2230](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with H/37 Kirby Building Historic Overlay, at the southeast corner of Elm Street and North Akard Street  
Recommendation of Staff and CPC: Approval for a six-year period, subject to conditions  
Z201-278(RM)

**Attachments:** [Case Report](#)

- Z4. [21-2231](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 1028 for IR Industrial Research District uses and a general merchandise or food store greater than 3,500 square feet use, on the north line of West Mockingbird Lane, west of Maple Avenue  
Recommendation of Staff and CPC: Approval, subject to conditions  
Z201-288(LG)

**Attachments:** [Case Report](#)

- Z5. [21-2239](#) A public hearing to receive comments regarding an application for and an ordinance granting (1) an amendment to Subdistrict 5A within Planned Development District No. 357, the Farmers Market Special Purpose District; and (2) an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication use on property zoned Subdistrict 5A within Planned Development District No. 357, the Farmers Market Special Purpose District, on the south line of Interstate 345, between Commerce Street and Canton Street  
Recommendation of Staff and CPC: Approval of an amendment to Subdistrict 5A within Planned Development District No. 357; and approval of a Specific Use Permit limited to a mounted cellular antenna for a ten-year period, subject to a site/elevation plan and conditions  
Z201-303(RM)

**Attachments:** [Case Report](#)

- Z6. [21-2252](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2349 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 with D-1 Liquor Control Overlay, at the northeast corner of C.F. Hawn Freeway and South Masters Drive  
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions  
Z201-309(MP)

**Attachments:** [Case Report](#)

- Z7. [21-2232](#) A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned CR Community Retail District, on the north line of Canada Drive, northwest of Darien Street  
Recommendation of Staff and CPC: Approval  
Z201-313(MP)

**Attachments:** [Case Report](#)

- Z8. [21-2233](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use on property zoned Subarea A within Planned Development District No. 741, on the north line of Olympus Boulevard, east of Wharf Road  
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions  
Z201-328(LG)

**Attachments:** [Case Report](#)

- Z9. [21-2234](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1456 for a community service center use on property zoned an R-5(A) Single Family District, on the northeast corner of McBroom Street and North Winnetka Avenue  
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, a revised landscape plan and conditions  
Z201-329(LG)

**Attachments:** [Case Report](#)

ZONING CASES - INDIVIDUAL

- Z10. [21-2254](#) ~~A public hearing to receive comments regarding an application for and an ordinance granting the creation of a subdistrict within Conservation District No. 11, the M Streets East Conservation District, on the east line of Greenville Avenue, south of Marquita Avenue~~  
~~Recommendation of Staff and CPC: Approval, subject to Exhibits A through D, and conditions~~  
~~Z201-213(CT)~~

**Attachments:** [Case Report](#)

- Z11. [21-2235](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MH(A) Manufactured Home District uses and other specific nonresidential uses on property zoned an A(A) Agricultural District and a CR Community Retail District on the northeast line of Lasater Road, southeast of Stacy Street  
Recommendation of Staff: Approval, subject to a development plan and staff's recommended conditions  
Recommendation of CPC: Approval, subject to a development plan and conditions  
Z201-281(RM)

**Attachments:** [Case Report](#)

- Z12. [21-2236](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a restaurant with drive-in or drive-through service on property zoned CA-1(A) Central Area District 1, on the southwest corner of Commerce Street and South Griffin Street  
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan, and staff's recommended conditions  
Recommendation of CPC: Approval for a two-year period, subject to a site plan, landscape plan, and conditions  
Z201-287(CT)

**Attachments:** [Case Report](#)

- Z13. [21-2237](#) A public hearing to receive comments regarding an application for and (1) an ordinance granting a MF-2(A) Multifamily District; and (2) a resolution terminating deed restrictions [Z68-305] on property zoned a LO-1 Limited Office District 1 with deed restrictions [Z68-305], on the west line of Mark Trail Way, southeast of Swansea Street  
Recommendation of Staff and CPC: Approval of a MF-2(A) Multifamily District; and approval of the termination of deed restrictions [Z68-305]  
Z201-297(OA)

**Attachments:** [Case Report](#)

- Z14. [21-2238](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, south of Rylie Road, west of Haymarket Road, North of Lyndon B. Johnson Freeway, and east of Prater Road  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions  
Z201-299(CT)

**Attachments:** [Case Report](#)

- Z15. [21-2255](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for P Parking Subdistrict uses and an automobile or motorcycle display, sales, and service (outside display) use on property zoned a Parking [P] Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south line of Dorothy Avenue, west of Browser Avenue  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to a development plan and conditions  
Z201-305(RM)

**Attachments:** [Case Report](#)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- Z16. [21-2280](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, at the northeast corner of Bruton Road and North Prairie Creek Road  
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year period, subject to a site plan and conditions  
Z201-231(CT)  
Note: This item was deferred by the City Council before opening the public hearing on November 10, 2021, and is scheduled for consideration on December 8, 2021

**Attachments:** [Case Report](#)

- Z17. [21-2281](#) A public hearing to receive comments regarding an application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard  
Recommendation of Staff: Approval, subject to a revised development plan, a revised streetscape exhibit, and staff's recommended conditions  
Recommendation of CPC: Denial without prejudice  
Z190-158(RM)  
Note: This item was deferred by the City Council before opening the public hearing on November 10, 2021, and is scheduled for consideration on December 8, 2021

**Attachments:** [Case Report](#)



- Z18. [21-2282](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 517, generally south of Gaston Avenue and east of Abrams Road  
Recommendation of Staff and CPC: Approval, subject to a revised development plan, a height exhibit, and conditions  
Z201-243(RM)  
Note: This item was held under advisement by the City Council at the public hearing on November 10, 2021, and is scheduled for consideration on December 8, 2021

**Attachments:** [Case Report](#)

## **MISCELLANEOUS HEARINGS**

### **Department of Housing & Neighborhood Revitalization**

- PH1. [21-1695](#) A public hearing to receive comments on Substantial Amendment No. 1 to the FY 2021-22 Action Plan to **(a)** reallocate up to \$976,042.15 in HOME Investment Partnerships Program funds balance for Tenant-Based Rental Assistance Program (TBRA) to Housing Development Program; **(b)** reduce the unit production anticipated from 150 units to 108 for TBRA; and **(c)** increase the Development Loan Program production from 32 to 47; and, at the conclusion of the public hearing authorize final adoption of Substantial Amendment No. 1 to the FY 2021-22 Action Plan - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)

- PH2. [21-2009](#) A public hearing to receive comments regarding an application by Estelle Community Partners, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for the acquisition and renovation of the Estelle Village Apartment located at 5969 Highland Village Drive, Dallas, Texas 75241; and at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the acquisition and renovation of the Estelle Village Apartments, an existing multifamily development ("Development"), and (1) in accordance with 10 TAC § 11.3(d) (the "Administrative Code") and the Qualified Allocation Plan ("QAP"), specifically allow the construction of the Development, as required by the Administrative Code, because the Development is within one linear mile or less of Palladium Simpson Stuart (a recent 4% housing tax credit project located at 3380 Simpson Stuart Road), and is therefore subject to the One Mile Three Year Rule; and (2) pursuant to 10 TAC §11.101(a)(3) and the QAP, specifically acknowledge that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)

- PH3. [21-2055](#) A public hearing to receive comments regarding an application by Rosemont at Ash Creek Apartments, LLC, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for the acquisition and renovation of the Rosemont at Ash Creek Apartments located at 2605 John West Road, Dallas, Texas 75228; and at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the acquisition and renovation of the Ash Creek Apartments, an existing multifamily development ("Development"), and in accordance with 10 TAC § 11.3(d) (the "Administrative Code") and the Qualified Allocation Plan ("QAP"), specifically allow the construction of the Development, as required by the Administrative Code, because the Development is within one linear mile or less of Shiloh Village Apartments (a recent 4% housing tax credit project located at 8702 Shiloh Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)

PH4. [21-2011](#)

A public hearing to receive comments regarding an application by S. Zang, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for the acquisition and redevelopment of the HighPoint at Wynnewood located at 1911 Pratt Street, Dallas, TX 75224; and at the close of the public hearing authorize **(1)** the adoption of a Resolution of No Objection for the Applicant related to its application to TDHCA for the development of HighPoint at Wynnewood, a multifamily development; **(2)** the rescission of Resolution No. 20-0379, approved on February 26, 2020; and **(3)** the sale of the property from WCH Limited Partnership to S. Zang, LP and amended and restated redevelopment loan documents with the Applicant (originally with WCH Limited Partnership, the current owner of the property) for low income housing for families at the Parks at Wynnewood, to **(a)** require the Applicant to obtain 2021 4% Low Income Housing Tax Credits for the HighPoint at Wynnewood Apartments; **(b)** extend the timeline for completion by **10** years, to 2028; **(c)** extend the maturity date by **10** years, to 2028; **(d)** increase the number of units to be built from 160 to 220; **(e)** require a fifteen (15) year affordability period; **(f)** allow for the forgiveness of the remaining balance of \$418,750.00 upon satisfaction of the loan terms; **(g)** require the Applicant to provide onsite classes for adults, career development/job training, annual health fairs, and a one-time set aside in the amount of \$75,000.00 for social services; and **(h)** require at least 185 of the 220 units will be available to rent to low-income households earning 60% or below of area median income (AMI) and 35 of the 220 units will be available to rent to low-income households earning 30% or below of AMI - Financing: No cost consideration to the City

**Attachments:**    [Resolution](#)

**Office of Economic Development**

- PH5. [21-2248](#) A public hearing to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Thirteen, the Grand Park South Tax Increment Financing ("TIF") District (the "Zone") to: **(1)** increase the geographic area of the Grand Park South TIF District to add approximately 151 acres to promote development or redevelopment of the District; **(2)** authorize an amendment to the participation agreement with Dallas County to extend its financial participation in the Grand Park South TIF District from 2026 to the end of the current term in 2035; and **(3)** make corresponding modifications to the Grand Park South TIF District boundary and Project and Financing Plans; and at the close of the public hearing, authorize an ordinance amending Ordinance No. 26147, as amended, previously approved on October 26, 2005, and Ordinance No. 26773 previously approved on June 13, 2007, to reflect this amendment - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A-1](#)  
[Exhibit A-2](#)  
[Exhibit B](#)

- PH6. [21-2277](#) A public hearing to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Twenty, the Mall Area Redevelopment Tax Increment Financing ("TIF") District ("TIF District") to: **(1)** increase the geographic area of the Westmoreland-IH 20 Sub-District within the TIF District to add approximately 15.6 acres of contiguous property to promote development or redevelopment of the TIF District; and **(2)** make corresponding modifications to the boundary of the Westmoreland-IH 20 Sub-District within the TIF District and to the Plan; and, at the close of the public hearing, authorize an ordinance amending Ordinance No. 29340, previously approved on May 14, 2014, and Ordinance No. 29771, previously approved on June 17, 2015, to reflect this amendment - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A-1](#)  
[Exhibit A-2](#)  
[Exhibit B](#)

**Office of Environmental Quality & Sustainability**

- PH7. [21-2249](#) A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Pan Coastal Limited Partnership located near the intersection of Lemmon Avenue and McKinney Avenue and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to KDC McLemmon Investments One LP by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City  
Recommendation of Staff: Approval

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)

**Office of Homeless Solutions**

- PH8. [21-2199](#) ~~A public hearing to receive comments on Substantial Amendment No. 2 to the FY 2021-22 Action Plan to accept HOME Investment Partnerships Program ("HOME") American Rescue Plan Act ("ARPA") Grant Funds from the U.S. Department of Housing and Urban Development ("HUD") for the Homelessness Assistance and Supportive Services ("HASS") Program in the amount of \$21,376,123.00; and at the end of the public hearing, authorize final adoption of Substantial Amendment No. 2 to the FY 2021-22 Action Plan - Financing: U.S. Department of Housing and Urban Development HOME American Rescue Plan Act Grant Funds~~

**Attachments:** [Resolution](#)  
[Schedule](#)

**Department of Planning and Urban Design**

- PH9. [21-2240](#) A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a private school, St. Thomas Aquinas Catholic School, as required by Section 6-4 of the Dallas City Code to allow a mixed-beverages permit (Chapter 28 the Texas Alcoholic Beverage Code) for a restaurant without drive-in or drive-through service with a food and beverage certificate [Mockingbird Terrace Opco LLC] on the northeast corner of East Mockingbird Lane and Norris Street - AV212-001 - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Application/Memo](#)  
[Officers](#)  
[Resolution](#)  
[Alcohol Survey](#)

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]